

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-69
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, John M. Pietkiewicz has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel SE-69 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That John M. Pietkiewicz be and hereby is finally designated as Redeveloper(s) of Parcel SE-69 in the South End Urban Renewal Area.
2. That it is hereby determined that John M. Pietkiewicz possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by John M. Pietkiewicz for the development of Parcel SE-69 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-69 to John M. Pietkiewicz, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: John M. Pietkiewicz
- b. Address and ZIP Code of Redeveloper: Carter Notch Road
Jackson, N.H. 03846
- c. IRS Number of Redeveloper: 03-02209-36
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Parcel SE - 69

11 Bradford Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of NA:
- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)
4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization
NA
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:
NA

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NA

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 120,000
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

New construction of two family dwelling on this lot
One unit to be owner occupied

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

NA

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

NA

CERTIFICATION

I (We)¹ John M. Pietkiewicz
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: November 21, 1983

Dated: _____

John M. Pietkiewicz
Signature

Signature

Owner - Contractor
Title

Title

Carter Notch Road
Jackson, N.H. 03846
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: John M. Pietkiewicz
- b. Address and ZIP Code of Redeveloper: Carter Notch Road
Jackson, N.H. 03846
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Parcel SE - 69

Vacant Lot between 9 and 13 Bradford Street

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

Hanson Trust
28 Bradford Street
Boston, Mass. 02118

John M. Pietkiewicz
Owner - Trustee

4. a. The financial condition of the Redeveloper, as of May 15, 1983, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

John A. Rosatone
Seabrook, N.H. 03874

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Conventional Bank Financing (Provident Institution for Savings)

See commitment letter dated October 31, 1983 for \$ 100,000

The remainder of the construction cost - \$ 20,000 will be from redevelopers funds. Architectural & Engineering Costs of \$ 5,000 have been paid and \$ 8,000 of materials have been purchased. The remainder of the cost will be interest expense (\$ 7,000) and will be paid from redevelopers funds.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

North Conway Bank
North Conway, N.H. 03860

\$ 7,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

See attached schedule

7. Names and addresses of bank references:

North Conway Bank
North Conway, N.H.

Provident Institution for Savings
Boston, Mass.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Total Rehab of Three South End shells into apartment units
36 Hanson Street -- 1978
26 Bradford Street -- 1983
28 Bradford Street -- 1980

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NA

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder officer, director or trustee, or partner of such a redeveloper:

NA

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder: John M. Pietkiewicz
P.O. Box 70
Jackson, N.H. 03846

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 600,000

General description of such work:

Various Rehab Projects in:

Boston, Mass.
Jackson, N.H.

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
Residential Rehab	Jackson, N.H.	\$ 50,000	Dec 83
Residential Construction	Conway, N.H.	75,000	Apr 84

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

NA

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Have been in the construction business for over 20 yrs. Net Worth of business owned is \$ 124,500. Have recently completed three projects similar to this one

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ John M. Pietkiewicz

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: November 21, 1983

Dated: _____

John M. Pietkiewicz
Signature

Signature

Owner - Contractor

Title

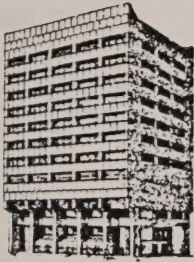
Carter Notch Road
Jackson, N.H. 03846

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



The Provident

Institution for Savings

30 WINTER STREET, BOSTON, MASSACHUSETTS 02105 617/423-9600

October 31, 1983

Mr. John M. Pietkiewicz
28 Bradford Street
Boston, Massachusetts 02118

Re: 11 Bradford Street, Boston, Ma.

Dear Mr. Pietkiewicz:

I am pleased to inform you that your request for a construction loan on the above-captioned property has been approved subject to the following terms and conditions:

<u>BORROWER:</u>	Hanson Trust, signed personally by John M. Pietkiewicz.
<u>LOAN AMOUNT:</u>	One hundred thousand dollars (\$100,000).
<u>RATE:</u>	Prime plus one and one half percent (1½%).
<u>TERM:</u>	The term of the note shall be for one (1) year. 16 months JHP
<u>COMMITMENT FEE:</u>	Two (2) points.
<u>SECURITY:</u>	Offered as security is a four-story, brick townhouse containing two duplex units to be constructed and conforming to the existing buildings. The units will be designed for future sale as condominiums.
<u>HAZARD INSURANCE:</u>	Fire and extended coverage is to be provided on a replacement cost basis in an amount not less than necessary to comply with any co-insurance percentage stipulation in the policy. This coverage must be sufficient to cover the full amount of the unpaid balance. The loss deductible clause shall be limited to 1% of the face policy amount. The Provident shall be named in the standard mortgagee clause and the original policy shall be retained by the Bank for the duration of the loan.
<u>TITLE INSURANCE:</u>	A title insurance policy insuring the mortgagee's interests, written in a form acceptable to the Bank and Bank counsel shall be required in an amount not less than the loan balance.

OTHER OFFICES:

36 TEMPLE PLACE • CHARLES RIVER PLAZA SHOPPING CENTER • 43 KNEELAND STREET • 70 FEDERAL STREET
15 PRUDENTIAL CENTER PLAZA • 25 STATE STREET • 306 HANOVER STREET • 423 WASHINGTON STREET, BRIGHTON
323 BROADWAY, SAUGUS (SAUGUS PLAZA) • 572 FREEPORT STREET, DORCHESTER

INSURANCE AND REAL
ESTATE TAXES:

The loan documentation shall provide for monthly escrow of the insurance payments and the real estate taxes.

FINANCIAL STATEMENTS:

a) Loan documents will include a provision requiring the Borrower to provide the Bank, within ninety (90) days after the end of the Borrower's fiscal year, a Statement of Income and Expenses with respect to the Property, in a form as required by the Bank.

b) Within thirty (30) days after the end of the Borrower's fiscal year, a rent schedule of the Property, as of the end of such fiscal year, certified by the Borrower showing the name of each tenant and space occupied, the rent and additional rent due and payable, the last date to which rent was paid and whether or not such tenant was then in default.

ASSIGNMENTS:

All leases shall be in a form and substance satisfactory to the Bank and shall be assigned to the Bank.

ALIENATION:

The identity of the Borrower is of material importance to the lender, no sale, conveyance, transfer, or incumbrance of any interest in the Property or the Borrower shall be effected without the prior written consent of the lender. No additional financing on the Property will be permitted without the Bank's written consent.

PROJECT AND PROJECT
PLANS:

The Bank requires a copy of the plans and specifications.

BUILDER'S LIABILITY AND
WORKMEN COMPENSATION:

At its sole expense and prior to closing, the Borrower shall furnish to the Bank policies (i) Builder's Liability Insurance insuring Bank and Builder against personal liability and property damage liability in amounts not less than \$1,000,000 for each occurrence, \$500,000 for injury or death of any person and \$100,000 for property damage; and (ii) Workmen's Compensation Insurance covering all persons engaged in construction of the Project. The Builder's Liability and Workmen's Compensation Insurance policies shall include standard, without contribution, mortgagee's loss payable endorsements in favor of the Bank.

DISBURSEMENTS:

Construction disbursements shall be made on a monthly basis and upon the Bank's receipt of a (i) written request for funds submitted on standard AIA forms with approvals of the work by the Project architect and/or independent architect (ii) lien waivers in the amount of the disbursement (iii) such over documentation with respect to the Project as the Bank may require. All construction disbursements shall be reduced by 10% retainage of all amounts paid to the Builder, subcontractor and suppliers.

ARCHITECTS' AND ENGINEERS'

At the Borrower's sole expense, the Project's architects and engineers shall provide the Bank construction inspections approving: (i) the amount of the

construction disbursement; (ii) the status of construction; (iii) the quality of the construction; and (iv) conformity of the construction to the final plans. The Bank may employ, at the Borrower's sole expense, an independent architect or engineer to (i) review final plans and specifications, (ii) review the project costs, (iii) conduct progress inspections of the project.

The Borrower shall pay all costs incidental to this transaction including attorney's fees, whether or not the loan closes. The Borrower shall indemnify the Bank against claims of brokers and warrant that all information submitted to the Bank and representations made in connection with the loan are factual and correct.

This commitment is non-assignable and will be void if not accepted by November 14, 1983 after which, this offer is subject to withdrawal at the Bank's option.

Your acceptance of the terms and conditions, outlined in this letter, are required by signing and returning to the Bank the enclosed copy of this letter together with a check in the amount of two thousand dollars (\$2,000), which represents a non-refundable commitment fee that is required.

The Bank will be represented by Harry Caviston, Esquire, Caviston and McArdle, 70 Federal Street, Boston, Massachusetts (617-482-8050), who will be prepared to review documents for a loan closing that will take place no later than November 28, 1983, at which time, this commitment will expire.

Sincerely,

ACCEPTED BY:

John J. McSweeney
John J. McSweeney *by EAL*
Assistant Vice President

JJM:eal
Enclosure

John W. Petheney

Nov 7, 1983

DATE

Personal Financial Statement

John M. Pietkiewicz
P.O. Box 70
Jackson, N.H.

May 15, 1983

Assets:

Cash on Hand -----	\$ 3,000	
Investment in Business -----	145,000	
Real Estate Owned -----	270,000	
Investment in Hanson Trust -- 50% -----	327,500	
Automobile -----	8,500	
Personal Property -----	15,000	
Original Art -----	15,000	
<u>Total Assets</u> -----	\$ 784,000	\$ 784,000

Liabilities & Net Worth

Business Liabilities -----	\$ 20,500	
Mortgages Payable:		
John M. Pietkiewicz --- \$ 50,000		
Hanson Trust -- 50% --- 107,500		
	\$ 157,500	\$ 157,500
<u>Total Liabilities</u> -----	\$ 178,000	
<u>Net Worth</u> -----	\$ 606,000	
	\$ 784,000	\$ 784,000

Source of Income

Income from Construction Business (Est. 1983)-----	\$ 30,000
Income from Hanson Trust -----	8,500
Misc. Rental Income -----	3,000
<u>Total Income</u> -----	<u>\$ 41,500</u>

Credit References: North Conway Bank
North Conway Lumber Co. -- North Conway, N.H.

Bank Accounts: North Conway Bank 800 418 8
North Conway, N.H. 001 427 3
Provident Bank 23 337190

John M. Pietkiewicz

FINANCIAL STATEMENT

John M. Pietkiewicz
Construction

Jackson, N.H.

May 15, 1983

ASSETS

Current Assets:

Cash on Hand -----	\$ 5,000.00	
Accounts Receivable -----	16,000.00	
Building Supplies -----	18,000.00	
Prepaid Expenses -----	1,500.00	
	<u>\$ 40,500.00</u>	\$ 40,500.00

Fixed Assets:

Construction Equipment--	140,000	
Less depreciation ----	<u>40,000</u>	\$100,000.00
Office Equipment & Supplies -----		<u>4,500.00</u>
		<u>\$104,500.00</u>
		<u>\$ 104,500.00</u>
		<u>\$ 145,000.00</u>

LIABILITIES & NET WORTH

Current Liabilities:

Accounts Payable -----	\$ 1,500.00	
Notes Payable -----	<u>19,000.00</u>	
	<u>\$ 20,500.00</u>	\$ 20,500.00

Net Worth

\$ 124,500.00
<u>\$ 145,000.00</u>

Real Estate Schedule

John M. Pietkiewicz
P.O. Box 70
Jackson, N.H.

May 15, 1983

Parcel 1 Land & Buildings Market Value: \$ 80,000
 Carter Notch Road
 Jackson, N.H.

Residential Dwelling
Mortgage: \$ 26,000

Parcel 2 Land Market Value: \$ 20,000
 Black Mt. Terrace
 Jackson, N.H.

Five Building Lots
White Mt. Resort Area
Mortgage: None

Parcel 3 Land & Buildings Market Value: \$ 65,000
 Maidstone Lake
 Maidstone, Vermont

Lakefront Residential Dwelling
Mortgage: None

Parcel 4 Land Market Value: \$ 15,000
 Maidstone Lake
 Maidstone, Vermont

Lakefront Building Lot
Mortgage: None

Parcel 5 Land & Buildings Market Value: \$ 90,000
 North Main Street
 Windsor, Vermont

Two single family dwellings
Six acre Mobile Home Park
Ten acre operating farm
Mortgage: \$ 24,000

Real Estate Owned ----- \$ 270,000
Mortgages ----- 50,000

Equity in Real Estate - \$ 220,000

Real Estate Schedule

Hanson Trust
28 Bradford St.
Boston, Mass.

May 15, 1983

Parcel 1	Land & Building 36 Hanson Street Boston, Mass.	Market Value: \$ 250,000
	Renovated Three Unit Townhouse Rental Property Mortgage:	\$ 52,000
Parcel 2	Land & Building 26 Bradford Street Boston, Mass.	Market Value: \$ 210,000
	Renovated Two Unit Townhouse Rental Property Mortgage:	\$ 109,000
Parcel 3	Land & Building 28 Bradford Street Boston, Mass.	Market Value: \$ 195,000
	Renovated Two Unit Townhouse Rental Property Mortgage:	\$ 54,000
	Real Estate Owned	-- \$ 655,000
	Mortgages	-- <u>215,000</u>
	Equity in Real Estate	-- <u>\$ 440,000</u>

ANNUAL INCOME AND EXPENSE STATEMENT AS OF (DATE)

May 15, 1983

Owner Hanson Trust Premises 36 Hanson St - 26 - 28 Bradford ST.
 Mailing Address: 28 Bradford Street -- Boston, Mass. 02118
 Phone Number: 542-4625
 Contact Person: John M. Pietkiewicz

INCOME

EXPENSE

EXCEPT IN APARTMENTS LIST SEPARATELY EACH TENANT WITH NAME, BUSINESS AND SPACE OCCUPIED.					
Kaufman --- Apt 3 -- 36 Hanson	650	00	TAXES	4	529 00
Recuppero -- Apt 2 -- 36 Hanson	550	00	— PAID THROUGH (.6-31-83.)		
Ordway ----- Apt 1 -- 36 Hanson	775	00	INSURANCE PREMIUM	2	237 00
Dickson ----- Apt 2 -- 28 Bradford	760	00	COVERAGE AMOUNT (.300,000)		
Waite ----- Apt 2 -- 26 Bradford	850	00	EXPIRATION DATE (.Varies)		
Ela ----- Apt 1 -- 26 Bradford	800	00	REPAIRS		
			WATER	4	80 00
			FUEL		
			LIGHTS		
			POWER		
			PAYROLL		
			MISCELLANEOUS		
			COMMISSIONS		
			MANAGEMENT		
			TOTAL OPERATING EXPENSE	7	246 00
			SUMMARY		
			TOTAL GROSS INCOME	52	620 00
			TOTAL OPERATING EXPENSE	7	246 00
			NET INCOME (BEFORE INTEREST AND AMORTIZATION)	45	374 00
Monthly TOTAL GROSS INCOME	4	385 00			

Remarks: Annual Total Gross Income \$ 52,620. 00

Net Income: 45,374. 00

Less:
Principal and
Interest to
Mortgage at PIFS
(yearly) 24,192.00

Principal and
Interest on all
other financing
(yearly) 4,308.00

Income after
Interest and
amortization \$ 16,874.00

All Items Are To Be Completed.

Amount of Overdue Rent \$ NONE

Certified By: John M. Pietkiewicz (Title) Trustee

The Provident

Institution for Savings

30 Winter Street, Boston, Mass. 02105

LOAN No. 9-249230

CONSTRUCTION COSTS

11 Bradford St.

Boston, Mass.

May 15, 1983

Exterior

Excavation -----	\$ 2,500
Foundation -----	3,500
Masonry -----	10,500
Windows & Doors -----	9,000
Floor Structure -----	6,500
Roof System -----	5,500
Water & Sewer -----	<u>2,500</u>

Total ----- \$ 40,000

\$ 40,000

Interior

Plumbing -----	\$ 9,500
Electrical -----	7,500
Heating -----	3,500
Rough Carpentry -----	9,000
Insulation -----	3,000
Veneer Plaster -----	8,500
Finish Carpentry -----	8,000
Cabinets -----	5,000
Finish Flooring -----	6,500
Painting & Decorating --	3,500
Appliances -----	<u>4,000</u>

Total ----- \$ 68,000

\$ 68,000

Architectural & Engineering Costs

\$ 5,000

Interest Expense

\$ 7,000

Total Construction Cost ***** \$ 120,000

SPECIFICATIONS & MATERIALS

Excavation

Excavate site to established adjoining building grade - remove old debris and fill - replace with sixteen inches of well compacted crushed gravel.

Foundation

Front and rear footing and foundations to be at established grade of the adjoining buildings. Footings and foundation walls will be of poured concrete - 2500 PSI with $1\frac{1}{2}$ inch aggregate.

Masonry

Front and rear wall to be a composite masonry structure using brick with concrete block. Brick to be a common red face brick to match existing buildings. All brick details to conform to adjoining buildings exactly. Concrete block to be regular eight inch block. Metal wall ties to be used at standard intervals. All window and door lintels to be precast concrete.

Floor System

Main Beam - 6x14 Fir - between existing party walls - floor joists will be 2x10 Construction grade spruce at 16" intervals running from main center beam outward to front and rear masonry supporting walls. Flooring will be two layers of 5/8 cdx plywood. Metal joist hangers will be used at center beam and fire cuts will be put on floor joists.

Roof System

Main Beam - 6x12 Fir - between existing party walls - roof rafters will be 2x8 Construction grade spruce at 16" intervals. Sheathing will be 5/8 CDX plywood. Roofing material to be commercial grade asphalt shingles.

Fire Escapes

Connecting Fire Balconies to be installed at rear of building and connected to the adjoining building - no. 13 - . Fire balconies to be constructed according to code.

Windows

Window units as indicated on plans will be Pella DH , Casement, Sliders with triple glazing and integral slim-shade venetian blinds. All front window to have shutters. Greenhouse units to be glazed with bronze tone Exolite. Stationary glass units to be constructed of insulating glass.

Interior Walls

Studding to be 2x4 Construction grade spruce - single shoe and double plate with fire blocking installed at center of partition. Drywall to be $\frac{1}{2}$ " with a veneer coat of plaster. Exposed brick walls on level one. Wood walls where indicated will be of natural cherry.

Ceilings

Drywall where indicated will be $\frac{1}{2}$ " - Ceilings between units will be 5/8" firecode sheetrock - all ceilings will be finished with a smooth veneer coat plaster. Other ceilings will be V-joint wood with a urethane finish.

Insulation

Walls -- All walls to be insulated with 4" fiberglass insulation

Ceilings -- All ceilings and roof to be insulated with 6 $\frac{1}{2}$ " fiberglass insulation with the roof to have another 2" of dense rigid urethane insulation.

Doors

Apartment entrance doors to be solid core birch with power closers. Interior doors to be hollow core birch with pine jambs and hardware. All closet doors to be wood louver bifold units.

Plumbing System

Typical riser and vent system. New water and sewer lines to be connected to street. All water lines to be run of type L copper pipe.

Fixtures

- 2- Moulded PVC Bath Modules
- 4- Water Closets
- 1- Recessed whirlpool bath unit
- 4- China lavatory units
- 1- Electric Water Heater
- 1- Solar Water Heater Unit
- 2- Stainless Sinks

Heating System

Baseboard Electric Units with individual room thermostats

Electrical System

200 Amp Service with Main Disconnect and individual meters and circuit breaker panels. Each unit to have typical wiring and lighting. Apartment buzzer and intercom to be installed in each unit. Smoke detectors to be installed on each level.

Roof Deck

Floor joists to be 2x8 Construction Grade Spruce - 16" OC.
Bituthene weatherproofing membrane over two layers of 3/4"
CDX Plywood. Builtup Deck of 1x4 Select Fir on 2x4 frame.
Wood fence railing around perimeter.

Floor Coverings

Interior Apartments -- Nylon Pile Carpet with firerated pad
Kithchen & Baths ----- Ceramic Tile
Hallways & Stairs ----- Commercial grade contract firerated
carpet and Quarry Tile as indicated

Painting

All exterior wood trim to be painted with two coats of oil
base paint. Interior walls to be painted where indicated
with two coats latex eggshell finish. Ceilings to be painted
with two coats flat white finish. All other walls and other
wood trim and doors to be stained and finished with two coats
of urethane finish.

Cabinets & Vanities

All cabinets and vanities to be job fabricated. Pine shelving,
Lumbercore Birch doors, Amerock Hardware and Formica countertops.
All cabinets to be stained and finished with two coats of lacquer.

Ventilating System

All kitchens and bathrooms to have mechanically exhausted fans.
Vents to be provided for dryer units. Main entrance to have
exhaust fan and light connected to timer device.

Appliances

Each unit to be supplied with the following appliances:

Electric Jenn-Air Range
G.E. Refrigerator
Insinkerator Disposal
Kitchenaid Dishwasher
Frigidaire Washer-Dryer
Ducted Exhaust Hoods

MEMORANDUM

DECEMBER 8, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56
FINAL DESIGNATION OF REDEVELOPER
REUSE PARCEL SE-69/11 BRADFORD STREET

Summary: This memorandum requests that the Authority finally designate John M. Pietkiewicz as Redeveloper of Parcel SE-69 in the South End Urban Renewal Area.

On August 23, 1979, John M. Pietkiewicz was tentatively designated as Redeveloper of Parcel SE-69 in the South End Urban Renewal Area, Project No. Mass R-56. Parcel SE-69 is located at 11 Bradford Street and consists of approximately 1,100 square feet vacant land.

John M. Pietkiewicz's submitted proposal called for the construction of a four-story brick town house into two residential units, one of which will be owner-occupied.

The total construction cost has been estimated at \$120,000.00. According to the financial information provided, it has been indicated that Mr. Pietkiewicz has a firm financial commitment of \$100,000.00 from the Provident Institution for Savings for a construction loan. The balance which will be used to carry out the project will be financed from Mr. Pietkiewicz's personal funds.

Also, in compliance with all aspects and specifications of the Urban Renewal Plan, Mr. Pietkiewicz's submitted drawings have been reviewed and approved by the Authority's Urban Design Department.

I, therefore, recommend that Mr. John Pietkiewicz be finally designated as Redeveloper of Parcel SE-69 in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate resolution is attached.

Attachment



